

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1987

Mr. Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 87-365-A and 87-368-A

Please consider the Chesapeake Bay Critical Area Finding (see memo, Gerber to Jablon, dated 3/9/87) to be the position of this office.

NEG/JGR/sf

Norman E. Gerber, AICP, Director

87-368-A
#255

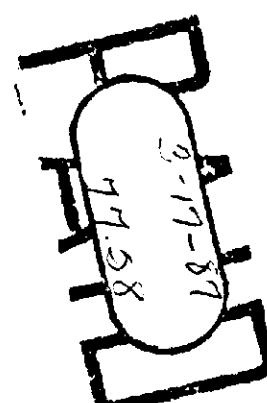
Lodge Forest Partnership 87-368-A
SW/4 of Section 15, T11N, R7E, and
South Cove Rd., (2212 Maple Road,
15th Dec. Dist.)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
29th day of January, 1987.

Petitioner: Lodge Forest Partnership
Petitioner: James E. Dyer
Attorney: William H. Pittington

Received by: James E. Dyer
Zoning Commissioner



87-368-A
#255

CPS-nna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon
TO: Zoning Commissioner Date: March 9, 1987

Mr. Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Chesapeake Bay Critical Area Finding
Lodge Forest Partnership (87-368-A)

This petition has been determined to be consistent with the requirements of the Chesapeake Bay Critical Area provided that one major deciduous tree or two minor deciduous trees or two conifers are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 1,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.

To the degree possible, all stormwater runoff from the impervious surfaces of the site should be directed or spread over vegetated areas to encourage maximum degree of infiltration.

Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/PJS/jat

cc: Uri Avin
Tim Dugan
David Fields
Jim Hoswell
Andrea Van Arsdale
Tom Vidmar
People's Counsel

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

noa

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. William M. Pellington
Lodge Forest Partnership
110 West Road
Towson, Maryland 21204

RE: Item No. 255 - Case No. 87-368-A
Petitioner: Lodge Forest Partnership
Petition for Zoning Variance

Dear Mr. Pellington:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

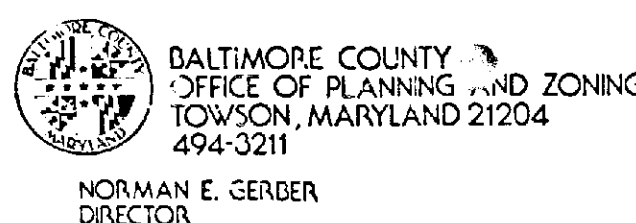
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Engineering Construction Corp.
2227 Monocacy Road
Baltimore, Maryland 21221

Ms. Ruth A. Barnes
2122 Maple Road
Baltimore, Maryland 21219



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 20, 1987
(CRITICAL AREA)

Re: Zoning Advisory Meeting of DECEMBER 30, 1986
Item # 255
Property Owner: LODGE FOREST PARTNERSHIP
Location: SW/4 LODGE FOREST DRIVE +
SOUTH COVE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

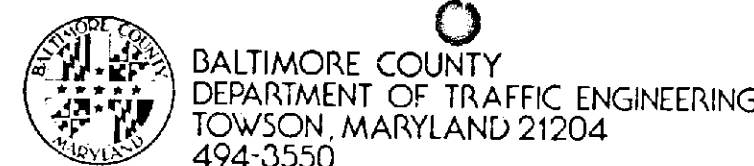
- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

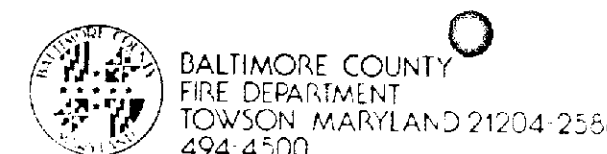
The Department of Traffic Engineering has no comments for items number 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 267, and 268.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

January 30, 1987



PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

January 27, 1987

RE: Property Owner: Lodge Forest Partnership (Critical)

Location: SW/4 Lodge Forest Drive and South Cove Road

Item No.: 255 Zoning Agenda: Meeting of 12/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 255 Zoning Advisory Committee Meeting are as follows:
Property Owner: Lodge Forest Partnership (CRITICAL)
Location: SW/4 Lodge Forest Drive and South Cove Road
District: D.R. 5-5

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.L. #117-1 - 1975) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Two Groups except B-1 Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8.2 and Table 101.8.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Fully to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
8. When filing for a required Change of Use/occupancy Permit, an attention permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Max. load Architectural or Engineer seals are usually required. The Change of Use Group are from Use to Use or to Mixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 172 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore Planning Dept.

1/27/87

11-19-87

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. (Policy S-14) to permit a side street setback of 23.25 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) There is a practical difficulty in constructing a 24' deep x 36' wide modular house on the lot which is 69.25' wide. Being a lot on the corner of South Cove Rd. and Lodge Forest Rd. requires two front-yard setbacks from each street. Placing this modular house, which can not be altered on this lot will require the setback on the South Cove Rd. side to be 23.25' instead of the designated 25' front-yard depth. It should be noted that the South Cove Rd. side is the side of the house and if this lot was an interior lot it would pose no problem. Furthermore prior to the "Resubdivision of 33 Lots on Record Plat 10-76" in 10/25/76 this lot was 71.25 feet wide which would have accommodated the 36' wide house, during the resubdivision a 2' strip was granted as the Cove Rd. R/W. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Ruth A. Barnes
(Type or Print Name)
Signature
2122 Maple Road
Address
Baltimore, Maryland 21219
City and State

Legal Owner(s):

William M. Pellington
(Type or Print Name)
Signature
Lodge Forest Partnership
(Type or Print Name)
Managing Partner
Signature

Attorney for Petitioner:

N/A
(Type or Print Name)
Signature
Address
City and State

110 West Road 321-6436
Address Phone No.
Towson, Maryland 21204
City and State

Attorney's Telephone No.:

2122 Maple Rd., Balt., Md. 21219 477-1589
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of January, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 1987, at 9:30 o'clock A.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 2/27/87
Posted for: Variance
Petitioner: Lodge Forest Partnership
Location of property: SW corner of Lodge Forest Dr. & South Cove Rd.
Location of Signs: Along the frontage of Lodge Forest Dr. & Cove Rd.
Remarks: 20' from rear lot line, on property of Baltimore
Posted by: *Matthew* Date of return: 2/27/87
Number of Signs: 1

Description of 2212 Lodge Forest Drive
Baltimore, Md. 21219, 15th Election District

BEGINNING for the same at the southwest intersection of South Cove Road right-of-way 42 feet and Lodge Forest Road right-of-way 45 feet thence running the five following courses

1. North 84°16'40" West 145.00 feet,
2. South 05°43'20" West 69.25 feet,
3. South 84°16'40" East 155.00 feet,
4. North 05°43'20" East 59.25 feet,
5. North 39°16'40" West 14.14 feet to the place of beginning.

Being Lot # 865-X "Lodge Forest" (Resubdivision of 33 lots on Record Plat McL M 10-76) Plat Book 42 Folio 77.

Steven K. Broyles
P.R.#14429



OFFICE COPY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 10, 1987

Mr. William M. Pellington
Lodge Forest Partnership
110 West Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Lodge Forest Dr. and South Cove Rd.
(2212 Lodge Forest Dr.)
15th Election District - 7th Councilmanic District
Lodge Forest Partnership - Petitioner
Case No. 87-368-A

Dear Mr. Pellington:

This is to advise you that \$77.58 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33069

ounty, Maryland, and remit
to, Towson, Maryland

DATE: 2/17/87 ACCOUNT: 5-01-315-000

SIGN RETURNED

POST RETURNED AMOUNT: \$ 77.58
J.F. Home Construction Co., Inc., 5702 Leiden
Rd., Baltimore, Md. 21206

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-368-A

FOR: 6 BPS*****77012 110

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-368-A

LOCATION:

Southwest Corner of Lodge Forest Drive and South Cove Road
(2212 Lodge Forest Drive)

DATE AND TIME:

Tuesday, March 17, 1987, at 9:30 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side street setback of 23.25 feet in lieu of the required 25 feet

Being the property of Lodge Forest Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 26, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 26, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

32.18

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 Feb. 26, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.87-368-100 - Req. #L98582 - 76 lines @ \$30.40.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 27th day of February 1987; that is to say, the same was inserted in the issues of Feb. 26, 1987

Kimbe! Publication, Inc.
per Publisher.

By: *Kimbe! Publication, Inc.*

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW Corner of Lodge Forest Dr. & : OF BALTIMORE COUNTY
South Cove Rd. (2212 Lodge Forest :
Rd.), 15th District

LODGE FOREST PARTNERSHIP, : Case No. 87-368-A
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to William M. Pellington, Managing Partner, Lodge Forest Partnership, 110 West Rd., Towson, MD 21204, Petitioner; and Ruth A. Barnes, 2122 Maple Rd., Baltimore, MD 21219, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. William M. Pellington
Lodge Forest Partnership
110 West Road
Towson, Maryland 21204

January 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Lodge Forest Dr. and South
Cove Rd. (2212 Lodge Forest Dr.)
15th Election District
Lodge Forest Partnership - Petitioner
Case No. 87-368-A

TIME: 9:30 a.m.
DATE: Tuesday, March 17, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 29885

DATE: 2/16/87 ACCOUNT: 01-112

AMOUNT: \$ 75.00

RECEIVED FROM: *Finance Dept. Baltimore County*

FOR: *Finance Dept. Baltimore County*

6 BPS*****33012 110

LODGE FOREST PARTNERSHIP - PETITIONER

VALIDATION OR SIGNATURE OF CASHIER

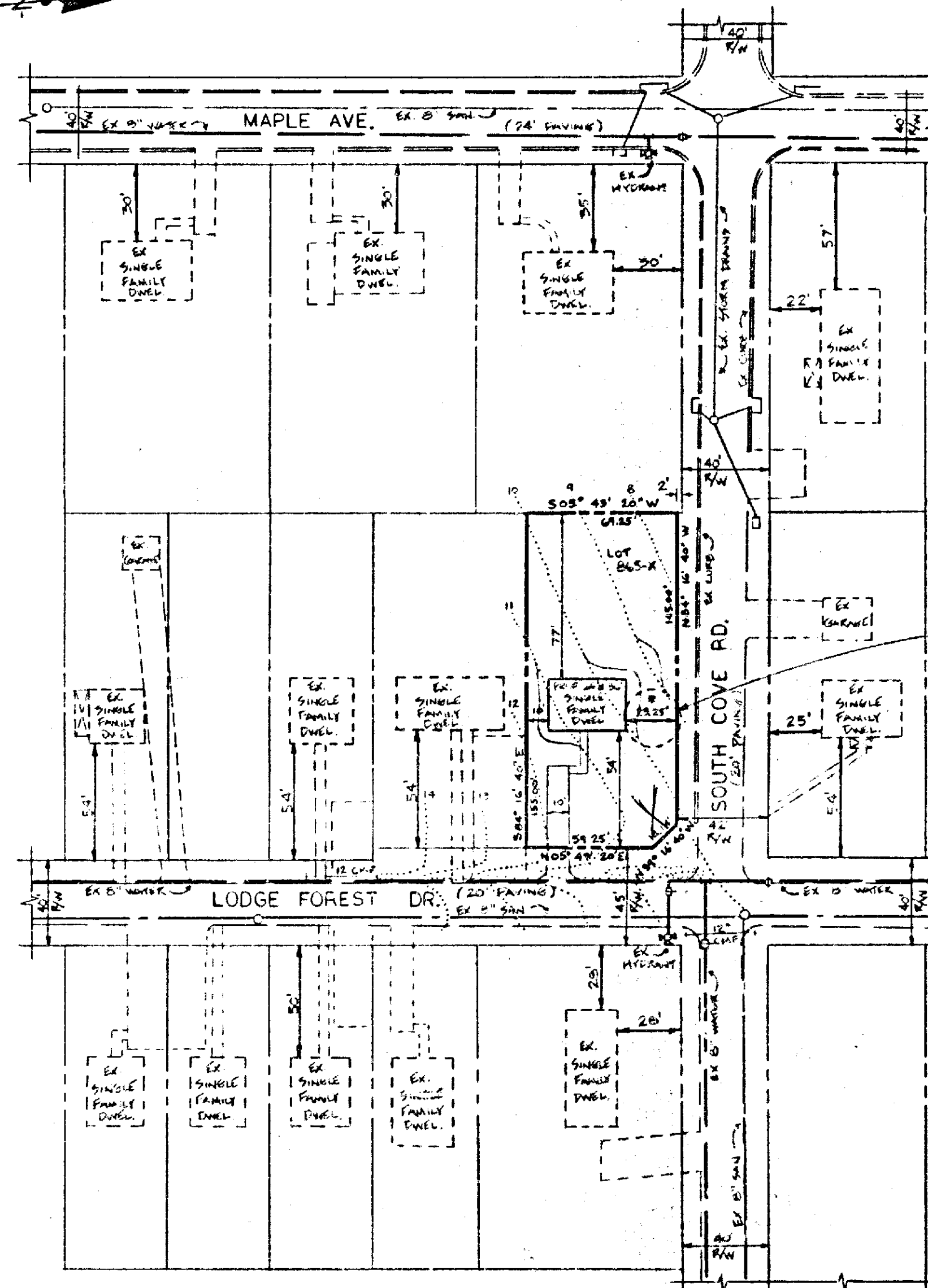
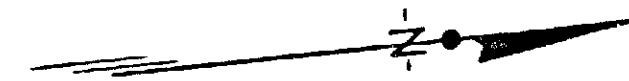
11-19-87

PLEASE SEND ORDER TO

RUTH BARNES
2122 MAPLE ROAD
BALTIMORE, MD. 21219

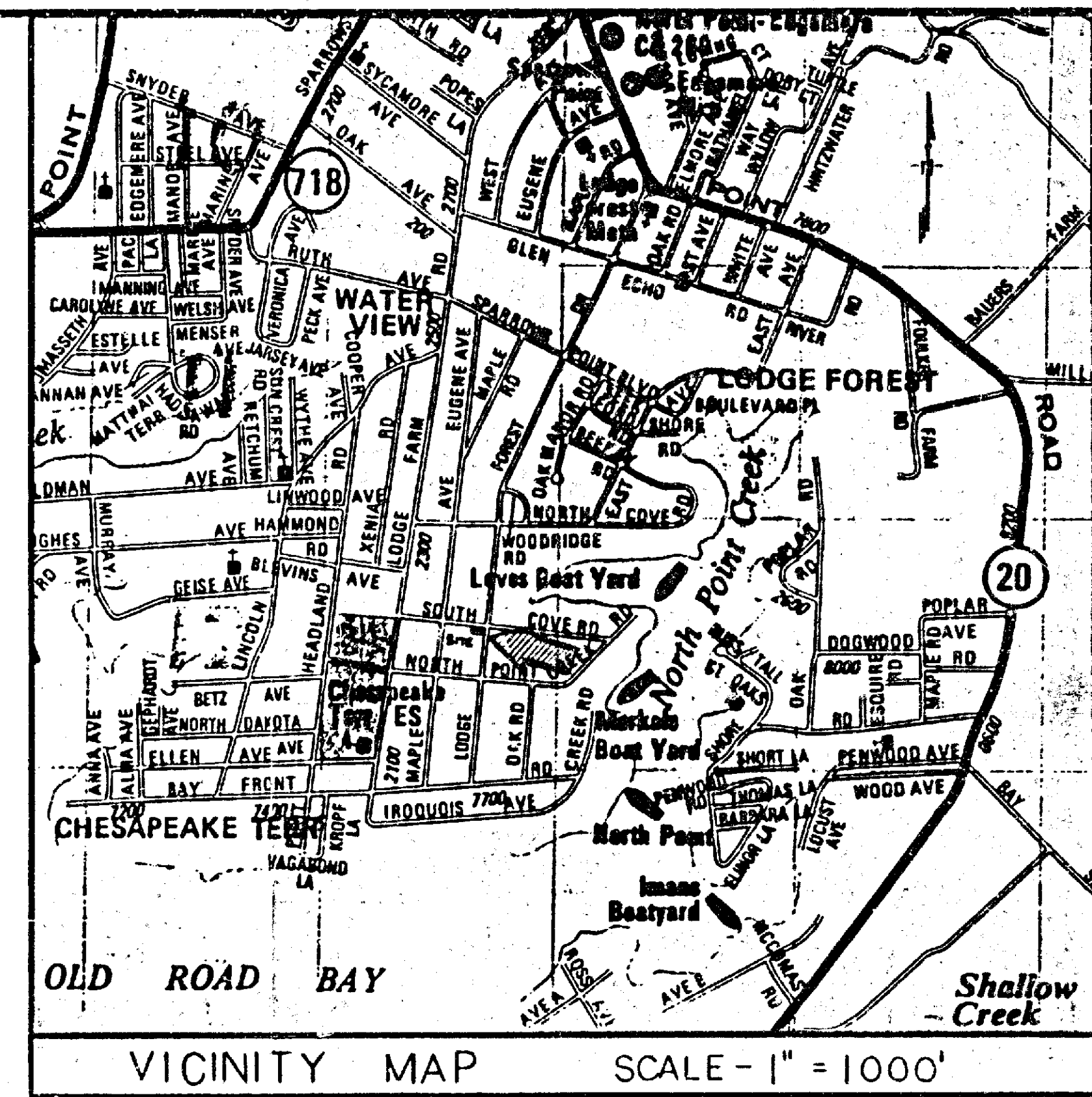
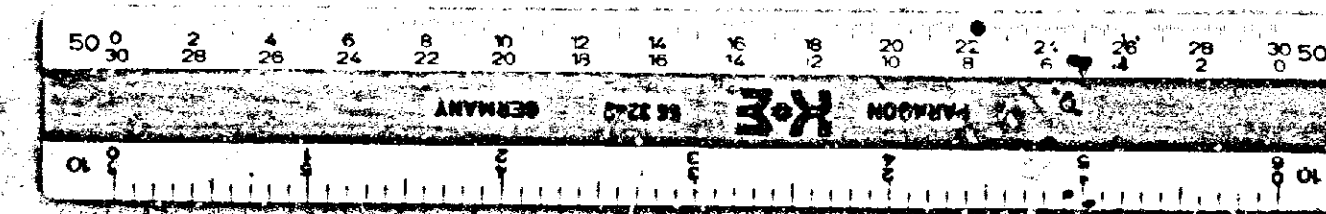
FOR 2212 LODGE FOREST DRIVE
MR. PECKINGTON HAS SINCE SOLD
THE PROPERTY TO MRS. RUTH BARNES
AND THEY HAVE SETTLED ON THE
PROPERTY IN DECEMBER OF
1986. MR. PECKINGTON IS
NO LONGER HAS AN INTEREST
IN THE PROPERTY.

JOSEPH M. FORNIZAK
REAL ESTATE BROKER
FOR RUTH BARNES



PLAN FOR ZONING VARIANCE
OWNER - LODGE FOREST PARTNERSHIP
CONTRACT PURCHASER - RUTH ANN BARNES/JAMES & MARGET HURD
DISTRICT - 15TH, ZONED **DR-3.51**
SUBDIVISION - LODGE FOREST
LOT - 665-X, PLAT BOOK M-L-42 FOLIO-77
EXISTING UTILITIES IN LODGE FOREST DR.
SCALE: 1"=50'
AREA: 10,684 SF (2453 ACRES)

* VARIANCE REQUESTED FOR A REDUCTION
OF THE 25' SET BACK TO 23.25' TO
FACILITATE A MODULAR DWELLING
36' WIDE



U-876-48
Office Copy
255

Engineering Construction Corp.
Engineers - Surveyors
2227 Monocacy Road
Baltimore, Maryland, 21221
ph: 301-574-2227

2212 LODGE FOREST DRIVE
BALTO, MD. 21219
PROJECT: ZONING VARIANCE
DATE: DEC. 8, 1986
SCALE: 1"=50'
DRAWN BY: JRS

FILE NUMBER	REVISIONS
DRAWING	SHEET 1 OF 1